



Sir Alfreds Way, Sutton Coldfield

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Property Description

Situated on one of Sutton Coldfield's most desirable residential developments, this impressive five-bedroom detached family home caters for modern family living. Occupying a generous plot and enjoying spacious accommodation throughout, the property presents a rare opportunity to acquire a substantial family residence within easy reach of highly regarded schools, local amenities and excellent transport connections.

Approached via a generous driveway with access to an integral garage, the property has a welcoming reception hall providing access to the principal ground floor accommodation and creates a wonderful first impression of the space available throughout the home.

Offering an outstanding combination of size, flexibility and location, this exceptional detached residence represents a fantastic opportunity for families looking to secure a long-term home within one of Sutton Coldfield's most sought-after addresses.

Viewing is highly recommended to fully appreciate the size, layout and potential this impressive family home has to offer.

Entrance Hall

A welcoming entrance hall with staircase rising to the first floor, useful storage space and doors leading to the principal ground floor accommodation.

Guest Wc

Fitted with a low-level W.C. and wash hand basin.

Lounge

A spacious principal reception room enjoying a bay window to the front elevation, providing an ideal space for relaxing and entertaining.

Sitting Room

A versatile second reception room offering additional living space

Dining Room

Perfectly positioned between the lounge and kitchen, providing an excellent space for formal dining and family gatherings.

Breakfast Kitchen

An impressive open-plan breakfast kitchen fitted with a range of wall and base units, complementary work surfaces and ample space for dining and entertaining.

Utility Room

Providing additional storage, appliance space and access to the side of the property.

Conservatory

A superb addition to the home, enjoying views over the rear garden and offering versatile year-round living space.



Games Room

A substantial reception room ideal as a games room, but also a cinema room, home gym or additional family living area.

First Floor Landing

Providing access to all first-floor accommodation.

Bedroom One With En Suite

A generous principal bedroom benefiting from fitted wardrobes and access to a private en-suite.

Bedroom Two With Ensuite

A spacious double bedroom with the advantage of its own en-suite shower room.

Bedroom Three

A large double bedroom offering ample space for bedroom furnishings.

Bedroom Four

A well-proportioned double bedroom overlooking the rear aspect.

Bedroom Five

An excellent fifth bedroom, nursery or home office.

Family Bathroom

Fitted with a bath, wash hand basin and low-level W.C.

Garage









Ground Floor



First Floor

Total floor area 283.4 m² (3,050 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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